

Grow Smart

- Alexandria is unique among communities embarking on smart growth initiatives, and has room to get even smarter
- "Smart growth" = Broad goals and policies that shape growth to reduce negative impacts and actually improve existing living conditions



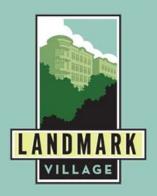
Principles of Smart Growth

- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Encourage community and stakeholder collaboration
- Foster distinctive, attractive places with a strong sense of place
- Make development decisions predictable, fair and cost-effective



Principles of Smart Growth

- Mix land uses
- Preserve open space, farmland, natural beauty and critical environmental areas
- Provide a variety of transportation choices
- Strengthen and direct development toward existing communities
- Take advantage of compact building design



"Investing in a Better Future: A Review of the Fiscal and Competitive Advantages of Smarter Growth Development Patterns"

Mark Muro and Robert Puentes

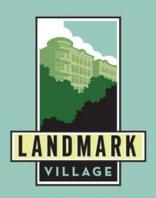
Municipal Fiscal Benefits

Decrease in capital expenditures

Density efficiencies

Decrease in service delivery costs

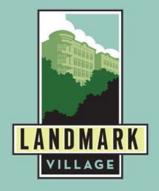
Economies of geography



- Increased property values while offsetting some affordability challenges
 - Higher prices not due to limited supply, but from creation of benefits:
 - Heightened convenience
 - Attractive amenities
 - Enhanced public transit
 - Lower service costs



- Increased productivity, employment and personal income
 - In the "knowledge economy" clustering of talented people, or "human capital," represent prime driver of aggregate economic growth
 - "Knowledge Spillovers" result from the sharing of information, ideas, technology, and opportunities. (San Jose, Austin)



- Increased productivity, employment and personal income
 - Average labor productivity increases with the employment density
 - Higher productivity → compact cities→ integrated transportation systems
 - Growth planning improves market share as measured by personal income



- Increased productivity, employment and personal income
 - "24-7" urban scenes, subway or light rail systems, and smart growth
 - Attracts highly <u>educated</u>, highly <u>mobile</u> "knowledge workers" who "vote with their feet"
 - Knowledge workers seek out smart growth attributes
 - Enhances ability to attract talent and develop high technology industries

